



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 177 - 2020

To Adopt Amendment Number OP2006 - 189

To the Official Plan of the  
City of Brampton Planning Area

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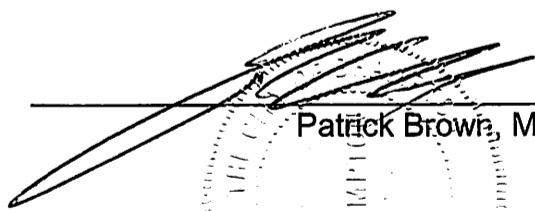
The Council of the Corporation of the City of Brampton, in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

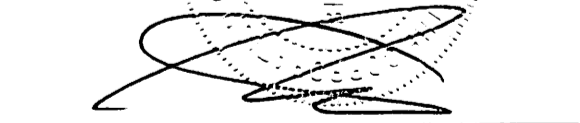
1. Amendment Number OP2006- 189 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this Official Plan.

ENACTED and PASSED this 16<sup>th</sup> day of September, 2020.

Approved as to  
form.  
2020/08/20  
AWP

Approved as to  
content.  
2020/08/19  
AAP

  
\_\_\_\_\_  
Patrick Brown, Mayor

  
\_\_\_\_\_  
Peter Fay, City Clerk

AMENDMENT NUMBER OP2006—~~189~~

To the Official Plan of the  
City of Brampton Planning Area

AMENDMENT NUMBER OP 2006 – ~~189~~  
TO THE OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to add a site specific “Self Storage Facility” use permission to the lands shown on Schedule ‘A’ to this amendment.

2.0 Location:

The subject property is municipally known as 370 Main Street North and is located in the South-Easterly portion of the Kingspoint Plaza property, which is North-East of the intersection of Main Street North and Vodden Street East.

3.0 Amendments and Policies Relative Thereto:

3.1 The document known as the Official Plan of the City of Brampton Planning Area is hereby amended as follows:

- (1) by adding to the list of amendments pertaining to Secondary Plan Area Number 6: Brampton Flowertown Secondary Plan as set out in Part II: Secondary Plans, Amendment Number OP 2006 – ~~189~~

3.2 The portions of the document known as the 2006 Official Plan of the City of Brampton Planning Area which remain in force, as they relate to the Brampton Flowertown Secondary Plan Area 6 (being Part Two: Secondary Plans, as amended) are hereby further amended:

- (1) by adding on Schedule 7 of Chapter 6: Brampton Flowertown Secondary Plan, Special Site Area 7 as outlined on Schedule A to this amendment.
- (2) by adding on Appendix 1 of Chapter 6: Brampton Flowertown Secondary Plan, Conceptual Tertiary Plan as outlined on Schedule B to this amendment.
- (3) by adding the following as Section 8.7 to Section 8 of Chapter 6: Brampton Flowertown Secondary Plan:

“8.7 The lands designated District Retail in **Special Site Area 7**, located on the North side of Vodden Street East, East of Main Street North, may be developed for a “Self Storage Facility”, in addition to the uses permitted in the *District Retail*, designation in accordance with Section 2.2.1.”



# LANDS TO BE DESIGNATED "SPECIAL SITE AREA 7"



EXTRACT FROM SCHEDULE SP6(A) OF THE DOCUMENT KNOWN AS THE "BRAMPTON FLOWERTOWN SECONDARY PLAN"

### COMMERCIAL

- NEIGHBOURHOOD RETAIL
- DISTRICT RETAIL
- CONVENIENCE RETAIL
- HIGHWAY COMMERCIAL
- SERVICE COMMERCIAL
- HIGHWAY AND SERVICE COMMERCIAL

### RESIDENTIAL

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- MEDIUM/HIGH DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL

### UTILITY

- UTILITY

### INSTITUTIONAL

- ELEMENTARY SCHOOL
- MIDDLE SCHOOL
- SECONDARY SCHOOL
- GENERAL EMPLOYMENT 1
- PLACE OF WORSHIP

### EMPLOYMENT

- GENERAL EMPLOYMENT 1

### OPEN SPACE

- NATURAL HERITAGE SYSTEM
- RECREATION OPEN SPACE
- CEMETERY

- - - RAILWAY

1 SPECIAL SITE AREA

  SPECIAL POLICY AREA

  SECONDARY PLAN BOUNDARY

### ROADS

- COLLECTOR ROAD
- MINOR ARTERIAL ROAD
- MAJOR ARTERIAL ROAD
- PROVINCIAL HIGHWAY



**SCHEDULE A TO OFFICIAL PLAN AMENDMENT**  
**OP2006# 189**

PLANNING AND DEVELOPMENT SERVICES

File: OZS-2020-0003\_OPA\_A

Date: 2020/07/28

Author: ckovac

**BY-LAW# 177-2020**



By-law 177-2020  
OP 2006-189

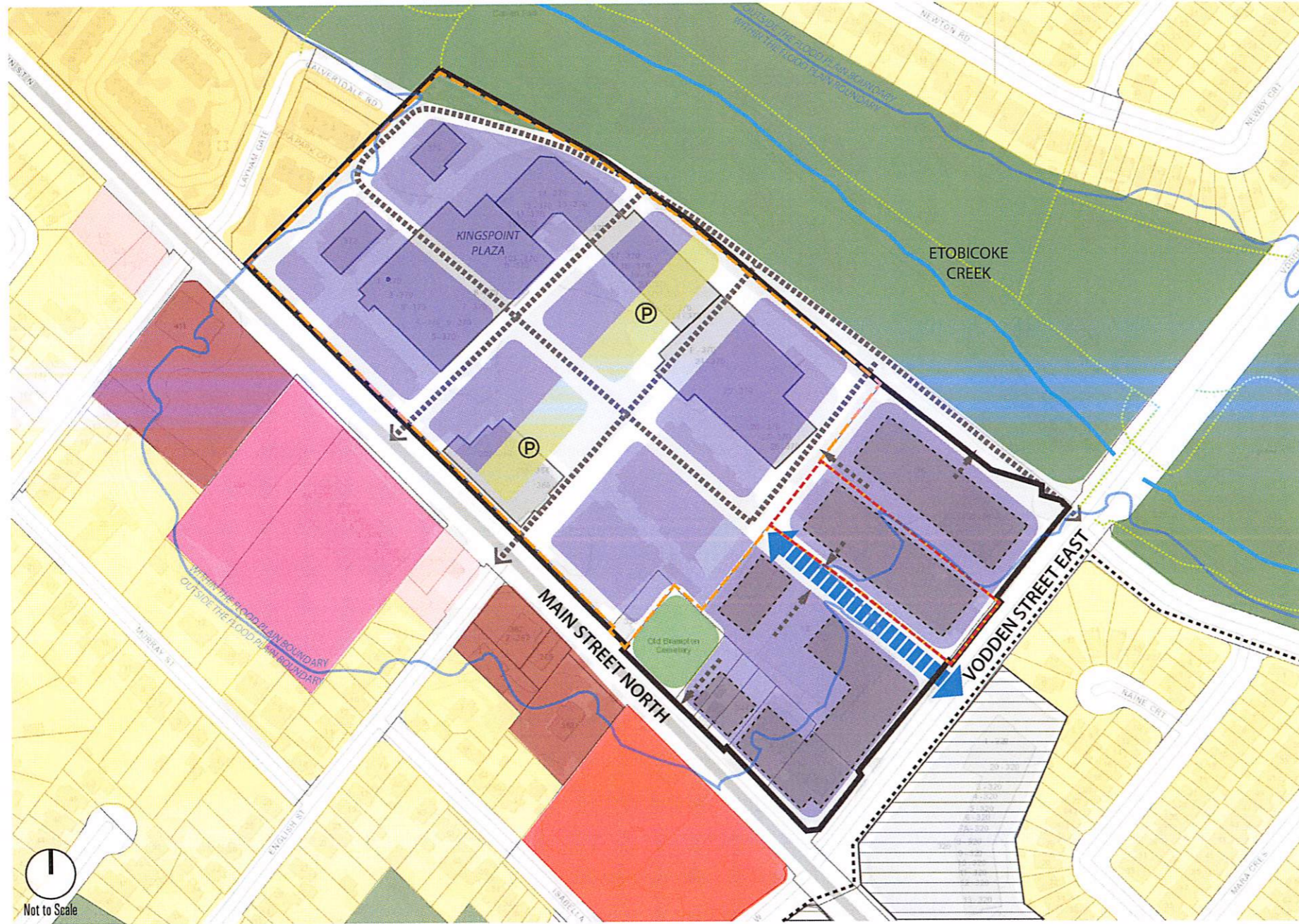
**Schedule B**

**Appendix 1**  
**TERTIARY PLANS**



# 370 MAIN STREET NORTH, BRAMPTON - CONCEPTUAL TERTIARY PLAN - ULTIMATE CONDITION (LONG TERM)

By-law 177-2020  
 Project Number 19110-1 | 10 July 2020  
 OP 2006-189



- LEGEND**
- Study Area Boundary
  - Lands owned by applicant
  - Subject Site
  - Low/Medium Density Residential
  - Medium High Density Residential
  - Neighbourhood Retail
  - District Retail
  - Convenience Retail
  - Highway Commercial
  - Service Commercial
  - Recreation Open Space
  - Cemetery
  - Conceptual Park
  - Etobicoke Creek Trail
  - Watercourse
  - TRCA Regulatory Floodplain
  - Potential Mixed-Use / High Density Residential
  - Development Permit System Area (Main Street North DPSA)
  - Conceptual Public Right-of-Way
  - Conceptual Circulation Routes
  - Potential driveway entrances

**Notes:**

- Prepared for: 7724934 Canada Inc. (SmartCentres)
- Non-participant landowners: Long Holdings Inc. & Centre Park Medical Arts Developments Inc.
- The majority of Kingspoint Plaza is within the TRCA Regulatory Floodplain (delineated in purple). The proposed tertiary plan is conceptual only and is subject to the outcome of the flood plain remediation study initiated by SmartCentres in collaboration with the TRCA. The Tertiary Plan is subject to further studies including, but not limited to Environmental Studies to determine the limit of development and a Traffic Impact Study.
- A future detailed Tertiary Plan will be required prior to any further development of the Kingspoint Plaza or other lands shown within the Plan.

Not to Scale



IN THE MATTER OF the *Planning Act*, R.S.O.  
1990, as amended, sections 17 and 34;

AND IN THE MATTER OF the City of Brampton By-law 177-2020 being a by-law to adopt  
Official Plan Amendment OP2006-189, and By-law 178-2020 to amend Zoning By-law  
270-2004, as amended – Smartcentres Inc. – City File OZS-2020-0003  
Ward 1

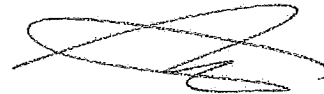
DECLARATION

I, Peter Fay, City Clerk, City of Brampton, in the Region of Peel, hereby make oath and  
say as follows:

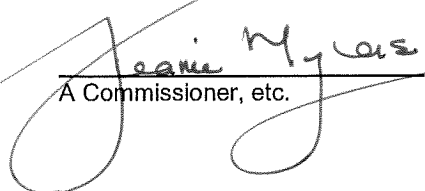
1. I am the City Clerk of The Corporation of the City of Brampton and as such have  
knowledge of the matters herein declared.
2. By-law 177-2020 was passed by the Council of The Corporation of the City of  
Brampton at its meeting on the 16<sup>th</sup> day of September, 2020, to adopt Amendment  
Number OP2006-189 to the 2006 Official Plan.
3. By-law 178-2020 was passed by the Council of The Corporation of the City of Brampton  
at its meeting held on the 16<sup>th</sup> day of September, 2020, to amend Zoning By-law 270-  
2004, as amended.
4. Written notice of By-law 177-2020 as required by section 17(23) of the *Planning Act*  
was given on the 30<sup>th</sup> day of September, 2020, in the manner and in the form and to  
the persons and agencies prescribed by the *Planning Act*, R.S.O. 1990 as amended.
5. Written notice of By-law 178-2020 as required by section 34(18) of the *Planning Act*  
was given on the 30<sup>th</sup> day of September, 2020, in the manner and in the form and to  
the persons and agencies prescribed by the *Planning Act*, R.S.O. 1990 as amended.
6. No notice of appeal was filed under section 17(24) and section 34(19) of the *Planning*  
*Act* on or before the final date for filing objections.
7. In all other respects, the Official Plan Amendment and Zoning By-law have been  
processed in accordance with all of the *Planning Act* requirements including  
regulations for notice.
8. OP2006-189, adopted by By-law 177-2020, is deemed to have come into effect on the  
16<sup>th</sup> day of September, 2020, in accordance with Section 17(27) of the *Planning Act*,  
R.S.O. 1990, as amended.
9. Zoning By-law 178-2020, is deemed to have come into effect on the 16<sup>th</sup> day of  
September, 2020, in accordance with Section 34(21) of the *Planning Act*, R.S.O.  
1990, as amended.

And I make this solemn declaration conscientiously believing it to be true and knowing  
that it is of the same force and effect as if made under oath.

DECLARED before me at the )  
City of Brampton in the )  
Region of Peel this )  
17<sup>th</sup> day of December, 2020 )



Peter Fay



A Commissioner, etc.

Jeanie Cecilia Myers,  
a Commissioner, etc.,  
Province of Ontario,  
for the Corporation of the  
City of Brampton.  
Expires April 8, 2021.

J.C.M.